

ORDINANCE NO. 20060928-092

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8504 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT ON TRACT ONE AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT ON TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-06-0119, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district.

A 22,238 square foot tract of land, more or less, out of Lot 1, Kaleh Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From development reserve (DR) district to general commercial services-conditional overlay (CS-CO) combining district.

Lots 1 and 2, Kaleh Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 48, Page 28, of the Plat Records of Travis County, Texas save and except the property described in this ordinance as Tract One;

(Tract One and Tract Two together known as the "Property"),

locally known as 8504 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

C14-06-0119

TRACT 1

HOLT CARSON INC.

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

August 16, 2006

EXHIBIT A

DESCRIPTION OF 22,238 SQUARE FEET OF LAND, BEING PART OF LOT 1, KALEH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 48 PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the point of intersection of the South right-of-way line of Ralph Ablanedo Drive and the West right-of-way line of South Congress Avenue, for the Northeast corner of Lot 1, Kaleh Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 48 Page 28 of the Plat Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of this tract;

THENCE with the West right-of-way line of South Congress Avenue, and with the East line of said Lot 1, **S 16 deg. 31' 00" W 180.00 ft.** to a calculated point for the Southeast corner of this tract, and from which a hexagonal metal stake found for the Southeast corner of said Lot 1, bears S 16 deg. 31' 00" W 98.76 ft.;

THENCE crossing the interior of said Lot 1, the following two (2) courses;

- 1) **N 73 deg. 29' 00" W 133.29 ft.** to a calculated point for the Southwest corner of this tract;
- 2) **N 25 deg. 27' 24" E** passing a ½" iron rod found at 122.56 ft. for the Southeast corner of Lot 2, Kaleh Subdivision, and from which a ½" iron rod found bears S 66 deg. 46' 49" E 9.67 ft. , and continuing with the same bearing for a total distance of **197.54 ft.** to a ½" iron rod found in the South right-of-way line of Ralph Ablanedo Drive for the Northeast corner of said Lot 2, and being the Northwest corner of this tract, and from which a ½" iron rod found for the Northwest corner of said Lot 2, bears N 65 deg. 06' 05" W 120.97 ft.;

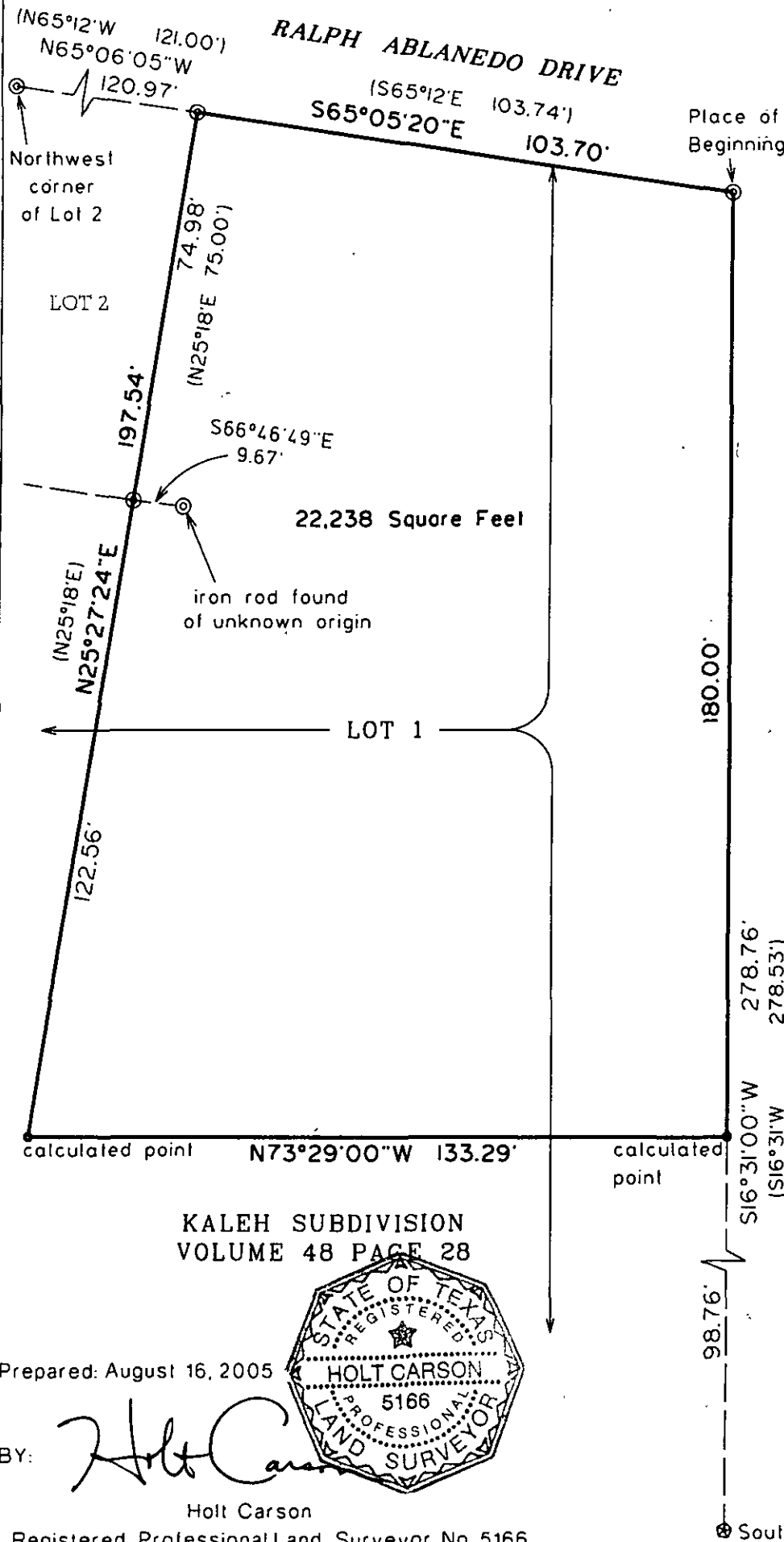
SCALE 1" = 30'

Legend

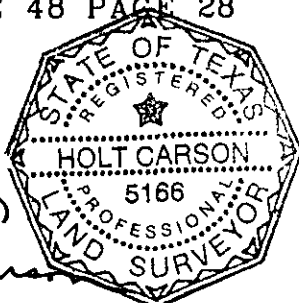
- ⊙ ½-Iron Rod Found
 - ⊗ Hexagonal Metal Stake found
- (Record Bearing and Distance)

SKETCH TO ACCOMPANY DESCRIPTION OF

22,238 SQUARE FEET OF LAND, BEING PART OF LOT 1, KALEH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 48 PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



KALEH SUBDIVISION
VOLUME 48 PAGE 28



Prepared: August 16, 2005

BY:

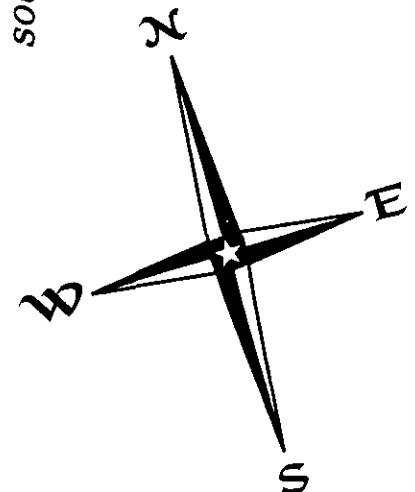
Holt Carson

Registered Professional Land Surveyor No. 5166

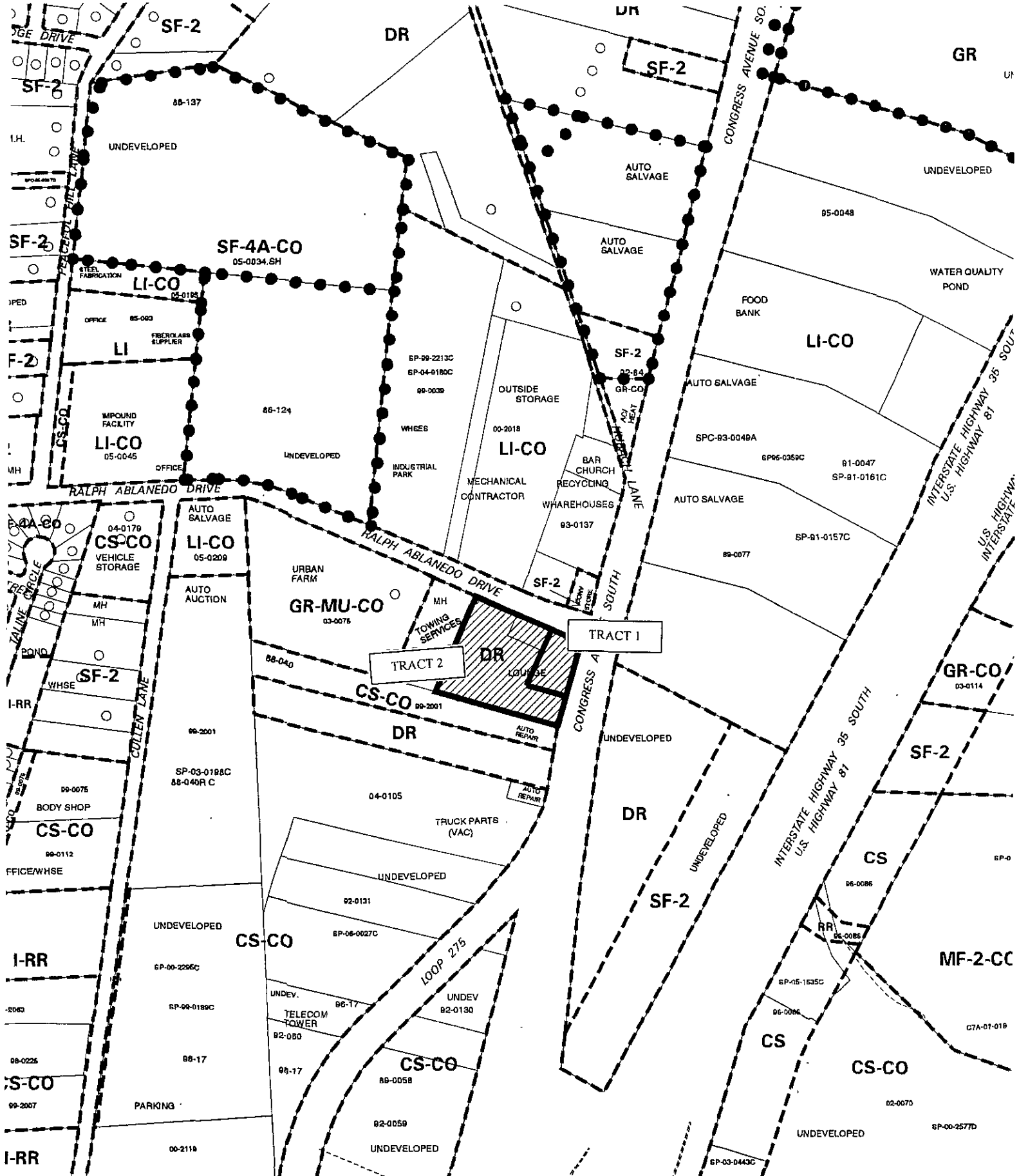
HOLT CARSON, INC.


1904 Fortview Road Austin, Texas 78704

(512)-442-0990



C 687076



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	ZONING EXHIBIT B CASE #: C14-06-0119 ADDRESS: 8504 S CONGRESS AVE SUBJECT AREA (acres): 3.110		DATE: 06-08 INTLS: SM	CITY GRID REFERENCE NUMBER G14